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FACT SHEET

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Office of Court Construction and Management

The Office of Court Construction and Management (OCCM) of the Administrative Office of the Courts (AOC) manages facilities, real estate, and construction for California's trial and appellate courts. The office was established in 2003 to lead implementation of landmark legislation that shifted responsibility for California's courthouses from the counties to the state. OCCM's stewardship of the Supreme Court, Courts of Appeal, and superior courts statewide includes all planning, design, construction, facility management, risk management, and real estate services.

Mission

To create and maintain court buildings that reflect the highest standards of excellence.

Scope

Consolidating management of California court facilities at the state level has created a program unique in its scope and scale:

Courthouse facilities managed:	Approximately 450 buildings in 56 of California's 58 counties
Square footage managed:	More than 16 million
Facility modification projects:	Nearly 1,000 annually
Leases managed:	200
Construction projects:	The current program includes more than 50 courthouse projects with an estimated total cost of over \$6.5 billion.

Milestones

In less than a decade, OCCM's role has rapidly evolved and expanded.

2002: Trial Court Facilities Act

This landmark legislation finalized the goal of trial court funding reform envisioned in the Lockyer-Isenberg Trial Court Funding Act of 1997 by authorizing the transfer of title and all management responsibility for court facilities from the counties to the state. Most of the state's courthouses and related facilities have already transferred to the state; in 2009, OCCM expects to complete the process.

2003: Court facilities master plans

OCCM collaborated with superior courts and county governments in California's 58 counties to create facilities master plans for each court.

2005: First Judicial Branch Five-Year Infrastructure Plan

The Judicial Council adopted the first plan documenting the urgent need for improvement of the state's courthouses. OCCM updates this five-year plan annually for the Judicial Council and submits it to the California Department of Finance to provide a context for funding requests on specific projects. The first two trial court construction projects were funded this year; by early 2009, a total of 16 projects were funded and under way.

2008: Senate Bill 1407—Court facilities financing

This legislation (Stats. 2008, ch. 311) launched an unprecedented courthouse rebuilding program in California by authorizing up to \$5 billion in lease-revenue bonds to finance new construction and renovation projects. Soon after enactment of SB 1407, the Judicial Council approved 41 projects in 34 counties to be funded by the revenues secured through this law.

2009: Senate Bill 12XX—Continuous appropriation

This law streamlined the funding process for SB 1407 projects by establishing continuous appropriation for their initial phases—site acquisition and preliminary plans. Later phases of design and construction require legislative approval through the annual budget process.

Facility Needs at a Glance

The enactment of SB 1407 was a major first step in funding urgently needed courthouse improvement projects in California. However, OCCM has identified over 100 additional projects for which funding remains to be secured. The following statistics illustrate the critical need for replacement and renovation of California's courts:

- More than 40 percent of court facilities have no way to bring in-custody defendants into courtrooms without using public hallways.
- More than two-thirds have inadequate security.
- One-quarter of courtrooms have no space for a jury.
- More than three-fourths lack adequate access for people with disabilities.

Services and Programs

OCCM's stewardship of court facilities comprises the following services and programs.

Business and Planning

The planning team works with California's trial and appellate courts to identify facility needs and advocate for those needs with the executive and legislative branches. This team supports all Judicial Council efforts to evaluate and prioritize relative need for court replacements and renovations statewide. The business team provides financial analysis and oversight of the capital-outlay program as well as facility operating budgets for the state's courthouses. These teams collaborate to create the Judicial Branch Five-Year Infrastructure Plan, which ranks over 150 court facility projects statewide, as well as project-specific funding requests.

Real Estate and Asset Management

OCCM is in the final stages of transferring responsibility and title for all court facilities from the counties to the state. As transfers are completed, OCCM assumes responsibility for all related leases, licenses, and concessions. OCCM is also responsible for the acquisition and disposition of owned and leased real estate assets on behalf of the AOC. This role includes oversight of compliance with all applicable laws, rules, and regulations, such as the California Environmental Quality Act (CEQA), the Clean Air Act, and the Occupational Safety and Health Act (OSHA).

OCCM manages all aspects of facility maintenance, repair, and minor improvements for the courthouse facilities under its stewardship. The office staffs a 24/7 call center for court staff to report facilities issues and is implementing Computer-Aided Facilities Management, an innovative, Web-based system that houses data, documentation, and processes related to the design, construction, operation, and

maintenance of court buildings. It undertakes nearly 1,000 facility modification projects annually, ranging from security gate repairs to flood mitigation and mold abatement.

Design and Construction

OCCM's project managers, architects, and engineers are implementing a large and growing program that includes new construction and major remodeling projects for California's trial and appellate courts. The office developed the California Trial Court Facilities Standards, adopted by the Judicial Council in 2006, to apply best practices in the design of trial court buildings and maximize value to the state in their construction and operation. OCCM contracts with architecture and engineering firms, construction managers, and contractors for its projects, several of which have won awards and national recognition. By early 2009, before the first projects funded by SB 1407 were under way, 16 projects were in design and construction, from a one-room courthouse to be shared by the Superior Courts of Plumas and Sierra Counties to a 36-courtroom landmark building in San Bernardino. Projects funded by SB 1407 will begin July 1, 2009, with site acquisition for new courthouses and design for renovation projects.

Risk Management

OCCM provides professional risk management support to the judicial branch in the operation, management, and construction of court buildings. The Risk Management Unit offers commercial insurance programs for the courts and helps ensure that court buildings are safe for the public as well as employees.

Contact:

OCCM general information, 415-865-4900, occm@jud.ca.gov

Additional resources:

Programs and publications, including the *Judicial Branch (AB 1473) Five-Year Infrastructure Plan*, www.courtinfo.ca.gov/programs/occm/